Who needs to get a permit?

Any owner, agent or contractor who desires to construct, alter, repair, move, demolish, or change the occupancy of a structure or to alter, repair, remove or replace electrical, gas, mechanical or plumbing systems that are regulated by technical codes.

What are the New State Licensing Requirements?

Just like plumbers, electricians and HVAC contractors, effective July 1, 2008 residential and general contractors will also be required to have a Georgia state card that specifies the type of construction work they are allowed to perform. This does not replace your local license - when permitting you will be required to have both. To find out more on these requirements, you can go to the Secretary of State website and read O.C.G.A 43-31-14.

How do I get an inspection?

Simply call (678) 382-6800 one business day before inspection is desired. The job must have been permitted and be ready when request is made.

What codes apply to me?

The City of Dunwoody has adopted the building, fire and life safety codes, as mandated by the Georgia Department of Community Affairs (DCA), State Minimum Standard Codes (with GA amendments) and are updated on a regular basis as required by the DCA. A Copy of the Ordinance are available online here.

What documents are needed to get a permit?

This depends on the type of project you are doing. Please contact the office at (678) 382-6800 and we will be happy to help you determine what is needed.

Why do I need a Certificate of Occupancy (C.O.)?

The C.O. process has been set up to ensure the safety and building integrity between tenants/businesses. We check electrical outlets/fixtures & ADA requirements to ensure safety & the Cobb County Fire Marshal will ensure that all fire safety measures (emergency exit lights, extinguishers, etc.) are in place and working properly.

What if I already have a C.O. at this location?

Any changes in the name, owner or occupancy type of a structure will require a new C.O. to be issued with that information. This is to ensure that contact information is correct and zoning requirements are still being met.

What should I check for when contracting work on my home?

Always verify that the contractor has a State License for the type of work they are doing (Electric, Plumbing, Heat & Air) and a local business license. Also, make sure your contract is specific as to what

you want done and the time period in which it will be complete. Note: State licenses can be verified on the Georgia Secretary of State's Web Site (sos.ga.us)

Why is a permit necessary?

Personal safety of family and guests. b) Ensure economic well being of community by reducing potential spread of fire & wind damage. c) Protect future home purchasers